



**For Sale: 441.6 Taxable Acres, ML
Sullivan Co., near Humphreys, MO**



Call 641-333-2705 or visit southwestiowaland.com

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Sullivan Taylor 441 Farm – Sullivan Co., MO

441.6 Taxable Acres, ML

Asking Price: \$3,069,120.00

Town: Humphreys

County: Sullivan

State: MO

Taxes: \$945.13 Annually (Sullivan County Treasurer)

Terms: Cash, Payable at Closing

Land Use: FSA shows 443.28 farmland acres, with 399.66 effective tillable acres in row crop. (Sullivan County FSA)

Possession: At Closing

FSA Description: Wheat Base 45.79, 39 PLC Yield; Corn Base 45.5, 112 PLC Yield; Grain Sorghum Base 26.14, 74 PLC Yield; Soybeans Base 14.36, PLC Yield 29. (Sullivan County FSA)

NCCPI Rating: 65.6 (Surety Maps)

Comments: PPI is proud to present the Taylor 441 farm. This property is located West of Browning on Blossom Drive and features highly tillable acres, up to 3/4-mile rows in areas, and will farm very easy! The seller would like to rent the farm back on a multi-year lease (call for potential terms) which can lock in a return for an investor. If you are wanting to add acres to your farming portfolio or to diversify with a strong crop farm this tract is a must-see! The seller has three other tracks for sale as well. Give Listing Agent, Brennan Kester, a call at 515-450-6030 for additional information!

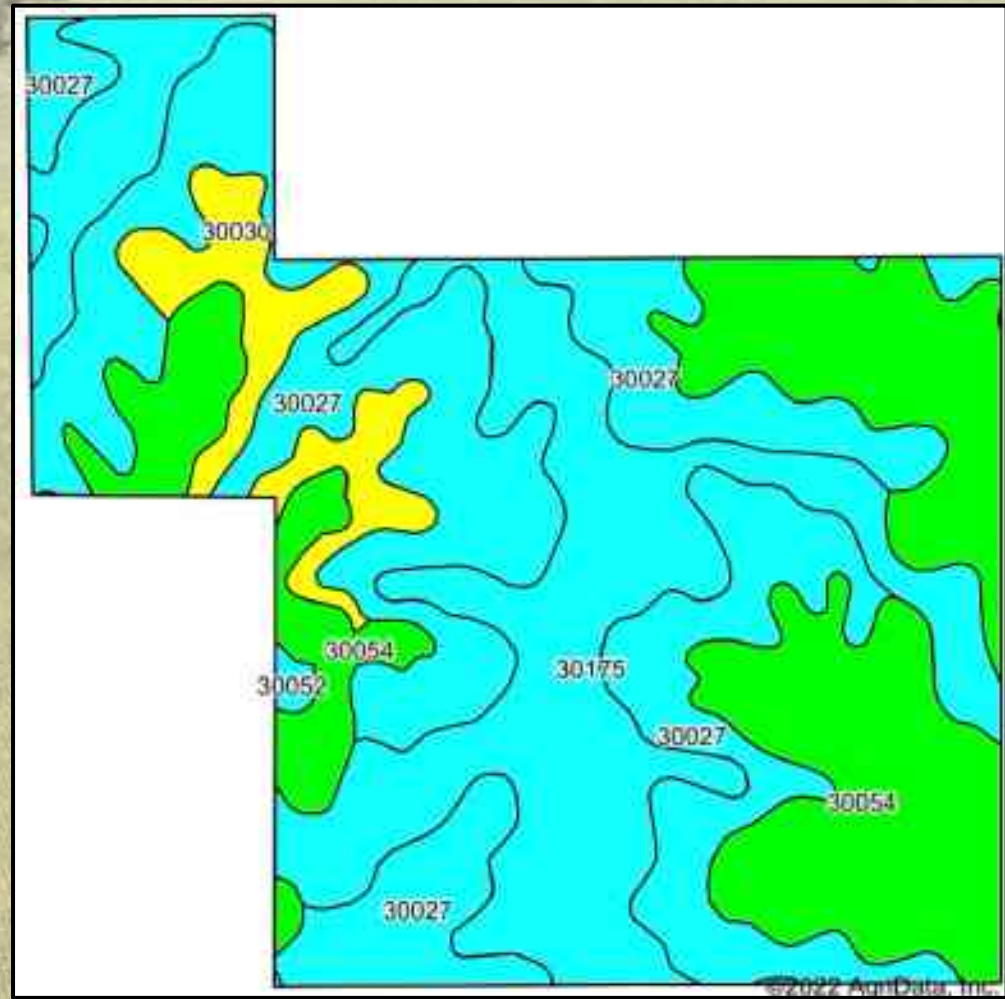
Listing Agent:
Brennan Kester
515-450-6030

PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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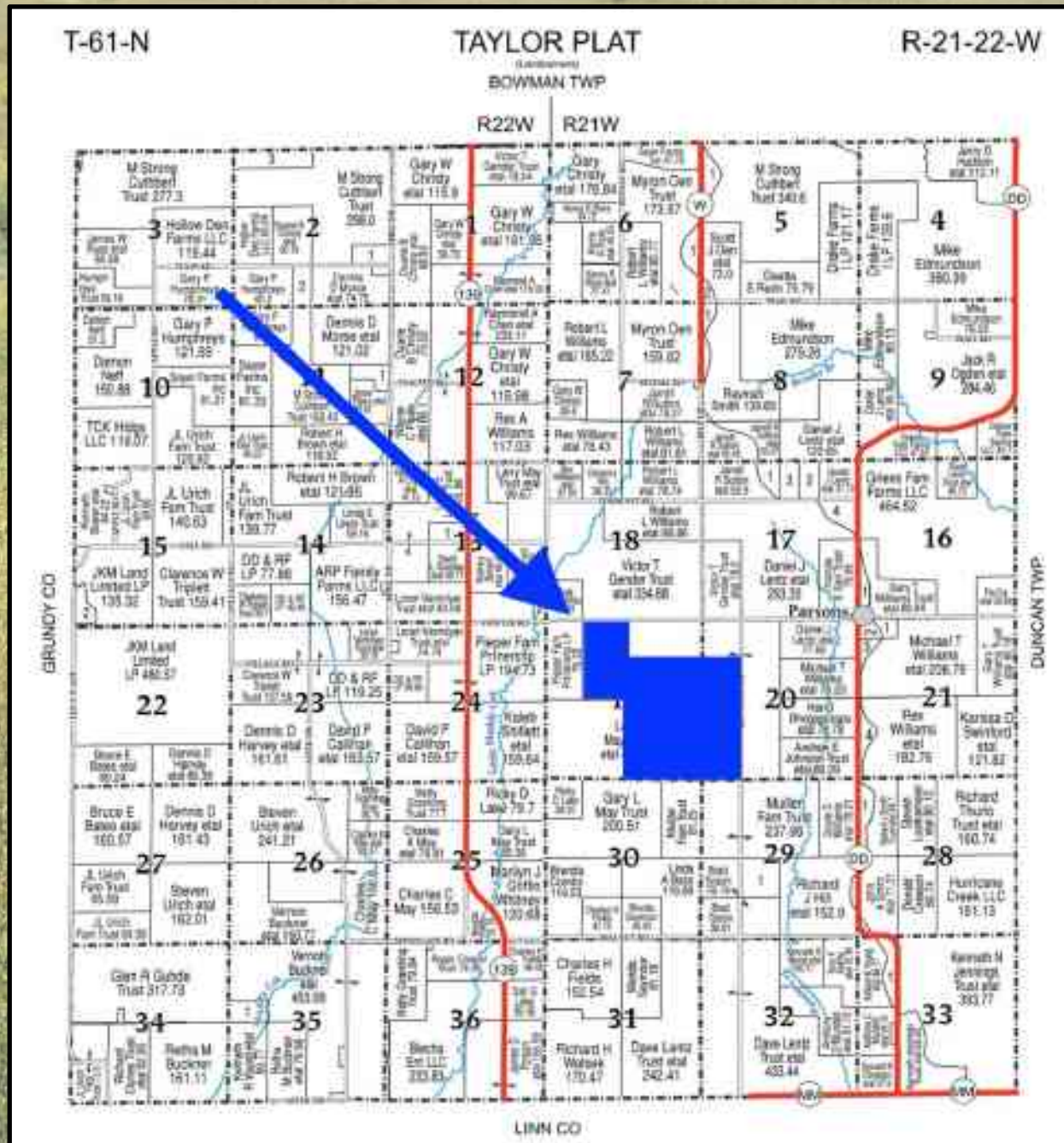
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Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Overall
30027	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	166.34	37.7%		IIIe						62
30054	Gara clay loam, 9 to 14 percent slopes, eroded	126.41	28.7%		IVe						71
30175	Pershing silty clay loam, 2 to 5 percent slopes, eroded	120.37	27.3%		IIIe	2	8	7	8	10	66
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	26.55	6.0%		IVe						60
30052	Gara clay loam, 14 to 18 percent slopes, moderately eroded	1.47	0.3%		VIe						64
Weighted Average					3.36	0.5	2.2	1.9	2.2	2.7	*n 65.6



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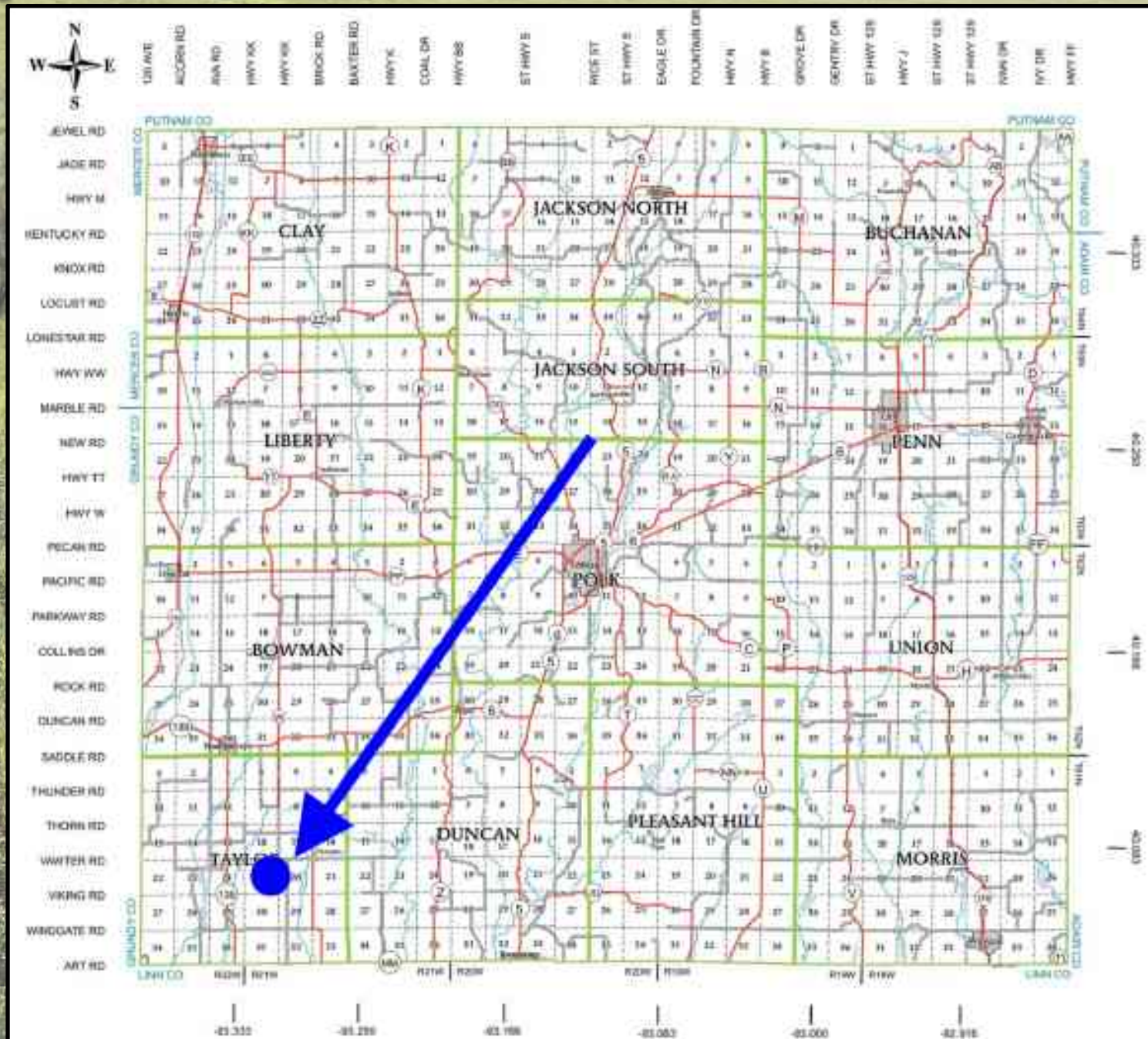
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